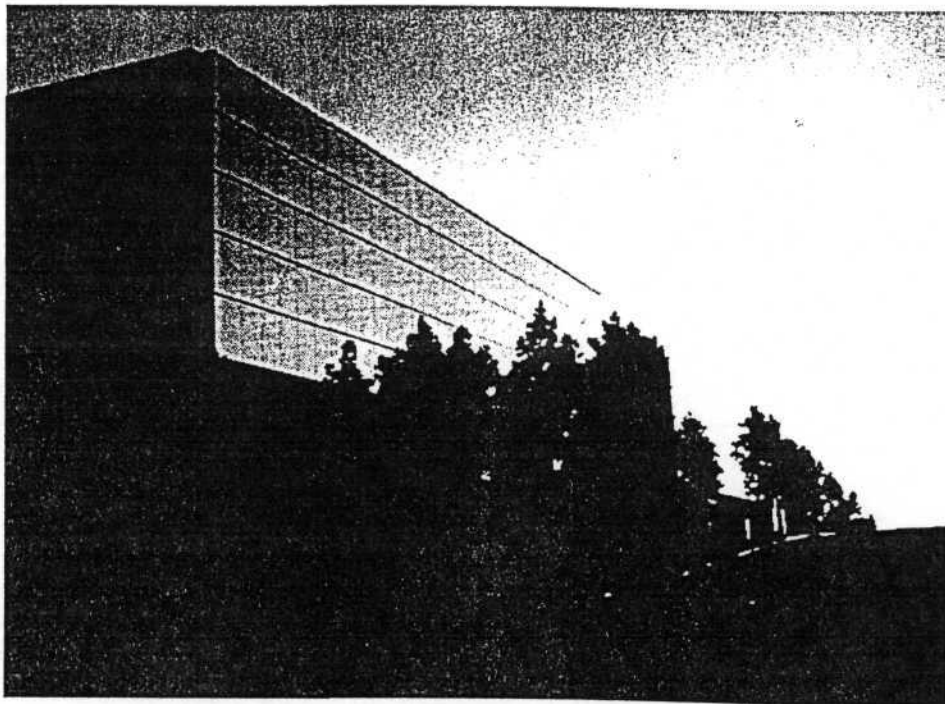


Kearny Mesa

Public Facilities Financing Plan



Fiscal Year 2003
July 2002



City of San Diego
Planning Department
Facilities Financing

RESOLUTION NUMBER R-296959

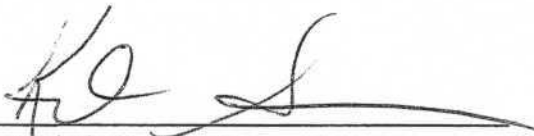
ADOPTED ON AUGUST 05, 2002

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE KEARNY MESA FACILITIES
FINANCING PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the document titled "Kearny Mesa Public Facilities Financing Plan, Fiscal Year 2003," dated July 2002, a copy of which is on file in the office of the City Clerk as Document No.RR-296959.

APPROVED: CASEY GWINN, City Attorney

By



Kristin Schenone
Deputy City Attorney

KS:mm
07/11/02
09/23/02 (REV.)
Or.Dept:Plann.
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Kearny Mesa - Summary

General

The PROGRESS GUIDE AND GENERAL PLAN (General Plan) for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land that is primarily undeveloped.

The Kearny Mesa area is a major industrial and commercial employment center and is considered an Urbanized area. This document sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), fire protection, libraries, and park and recreation.

The facilities included in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is expected. The Kearny Mesa Community Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees for residential and commercial/industrial development was adopted on October 6, 1992 by Resolution No. 280822 for the Kearny Mesa Community Plan area. The fees were revised by the City Council on January 30, 1996 by Resolution No. 286861. This document provides the basis for a revision of the impact fees for the Kearny Mesa Community.

Development Forecast and Analysis

The Kearny Mesa Community Plan is a comprehensive policy guide for the physical development of the Community. The Kearny Mesa Community is generally bounded on the north by SR-52, on the south by Aero Drive, on the east by I-15 and on the west by I-805. Also included in the planning area are the properties extending to Friars Road along the western edge of I-15.

Currently, the Kearny Mesa Community contains 3,608 acres of industrial, office, warehousing, commercial, retail, airport, open space, and residential uses. There are approximately 39,519,000 square feet of industrial, office, warehouse, commercial and retail development employing approximately 80,000 employees. In addition, there are 1,726 dwelling units with a total population of approximately 4,675. Redevelopment of the former General Dynamics site per the approved Master Plan will add an additional 1,000 to 1,600 residential units to the area, increasing the population by 2,000 to 3,500 persons. An additional 4,603,000 square feet of non-residential development will take place. Accordingly, it is estimated that combined residential and non-residential development will result in an

increase of 11,000 Average Daily Trips, from 616,932 existing to approximately 627,932 Average Daily Trips at community build-out.

Periodic Revision

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, Council changes (amendments) to the Community Plan.

Existing Public Facilities & Future Needs

Transportation

Kearny Mesa is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Additional transportation improvements will be necessary to meet the needs of future development.

Traffic volumes, level-of-service, and completion of street systems dictate transportation improvements in Kearny Mesa. Improvements will be funded through a combination of Development Impact Fees (DIF) and other funding sources yet to be determined. Please refer to page 6 for a listing of possible alternative funding sources. Additional information on Transportation Improvements is provided in Table 2 and the detailed project sheets beginning on page 21.

Library

The Kearny Mesa Community is currently served by the 4,860 square foot Serra Mesa library, located on Sandrock Road and built in 1963. A new 15,000 square foot library, the Serra Mesa/Kearny Mesa Library, will be built on Aero Drive. Groundbreaking is set for late 2002.

Park and Recreation

There are no public park areas in Kearny Mesa. Active recreation for youth groups is served by Hickman Field, a privately owned youth sport facility in the Kearny Mesa area. Additional city parklands are located in the Serra Mesa Area: Serra Mesa Community Park Recreation Building, Community Swimming Pool, Serra Mesa Community Park Development, and Jones Elementary School Turfing.

Park and Recreation needs, which are based on General Plan standards, and are consistent with the community plan, consist of the acquisition and development of a park, a recreation center, and the expansion of existing facilities. The projects are further described in Table 2 and the detailed project sheets beginning on page 55.

Fire Protection

There are currently two (2) fire stations located within the Kearny Mesa Community Planning Area: Station 28, located at Aero Drive and Kearny Villa Road, serves Kearny Mesa east of SR 163. Station 36, located in Eastern Clairemont at Chateau Drive and Mt. Abernathy Avenue, serves Kearny Mesa west of SR-163. No net increase in the number of stations will be required. However, Fire Station #28 will be relocated and may include a helicopter support facility and landing pad. Fire Station #36 will be renovated.

New Century Center - Summary

Background

New Century Center was originally approved in 1997 as a 242-acre retail, commercial and industrial master planned community on property previously owned by General Dynamics. The site is bounded by Clairemont Mesa Boulevard to the north, State Route 163 and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the South.

The City of San Diego entered into a Development Agreement, Document 00-18448 adopted on December 2, 1997, with General Dynamics. Major benefits for the Kearny Mesa community as a result of the Development Agreement include:

1. A master planned office and industrial development of approximately 4,500,000 square feet and 998 residential units replacing the 2,500,000 square feet of office and manufacturing space
2. \$500,000 contribution for the Kearny Mesa/Serra Mesa library
3. \$500,000 for community related facilities in Kearny Mesa
4. \$250,000 contribution for assistance in the construction of the I-15 Freeway auxiliary lane
5. Dedication of 248 acres for wildlife preserve
6. Interim protection habitat of 1,158 acres
7. Transportation phasing plan (please refer to page 5)

In October 2000 an amendment to the Master Plan in the commercial/mixed use area was approved to include up to approximately 998 dwelling units, shifted the emphasis of the commercial area from retail to office, and redesignated a one-acre lot from industrial to commercial use. An application in process would add 570 units for a total of 1,568 dwelling units.

**NEW CENTURY CENTER
TABLE 1**

TRANSPORTATION PHASING PLAN

LOCATION	IMPROVEMENT (a)
Improvements required prior to first ADT or certificate of occupancy for first building (b)	
Balboa Avenue/Viebridge Road	Restripe to add NB and SB left turn lanes, Modify traffic signal loops
Balboa Avenue/Kearny Villa Road	Add a SB left turn lane, Restripe EB approach to convert the right turn lane into a shared through/right turn lane, Modify traffic signal
Balboa Avenue/Sport Mart Center access	Add NB left turn lane, Add a SB left turn lane, Modify traffic signal
Kearny Villa Road (Electronics Way to Convair Drive)	Add turn lanes as described in traffic study
Kearny Villa Road (between Clairemont Mesa Blvd and Balboa Ave)	Construct a traffic signal interconnect
Kearny Villa Road/Electronics Way	Modify traffic signal
Kearny Villa Road/Main Street	Add a traffic signal
Kearny Villa Road/Convair Drive	Add a traffic signal
Improvements required prior to total development exceeding 30,800 ADT (b)	
Clairemont Mesa Blvd/Ruffin Rd (d)	Change EB right to a thru/right lane, Add EB left turn lane, Add WB left turn lane Add NB through lane, Add NB right turn lane
Clairemont Mesa Blvd/Kearny Villa Road (d)	Add a SB left turn lane, Add a SB through lane Add EB through lane, Add a NB left turn lane
Clairemont Mesa Boulevard (Kearny Villa Rd to Ruffin Rd)	Improve to a six-lane major street
Ruffin Road/Convair Drive	Add a SB right turn lane, Add NB dual left turn lanes, Add a traffic signal
SR-163/Clairemont Mesa Boulevard Interchange	Advance funding and pay fair share of partial cloverleaf improvements
Convair Drive/Overland Drive	Add a traffic signal
Clairemont Mesa Blvd/Shawline St	Add a WB right turn lane, Add a SB Thru lane
Kearny Villa Rd/SR-163/Century Park (e)	Add a SB right turn lane, Restripe WB approach to provide dual lefts and a shared through/right turn lane, Restripe EB approach to provide dual lefts, a through lane and a share through/right turn lane
Clairemont Mesa Boulevard/Overland Drive	Modify traffic signal
Clairemont Mesa Boulevard (between Kearny Mesa Rd. and Ruffin Rd.)	Construct a traffic signal interconnect
Clairemont Mesa Boulevard/Complex Drive	Modify traffic signal loops.
Improvements required prior to total development exceeding 45,000 ADT (b)	
Ruffin Road (Balboa Avenue to Clairemont Mesa Boulevard) (c)	Add a third northbound lane
Ruffin Road/Main Street (c)	Add a SB right turn lane, Add NB dual left turn lanes, Add a traffic signal
Ruffin Road (between Clairemont Mesa Blvd and Balboa Ave) (c)	Construct a traffic signal interconnect
Balboa Ave/Ruffin Road	Add a SB right turn lane, Add a NB right turn lane
Balboa Ave/Convoy St	Add a WB right turn lane, Add a NB right turn lane
<p>(a) See text of traffic study for details regarding improvements</p> <p>(b) ADT reflects adjusted cumulative trip rate, per traffic study or current</p> <p>Improvements to be provided to the satisfaction of the City Engineer, which includes constructed, bonded, funded in City's Capital Improvement Internal shuttle, bus transfer facility and monitoring of traffic for potential additional traffic signals are not included in the phasing plan and will be provided in accordance with the EIR.</p> <p>(c) Ruffin Rd. improvements may occur sooner. These improvements must be complete by 45,000 ADT or when development along Ruffin Rd. occurs.</p> <p>(d) These improvements will be constricted at the time of need, which may be prior to the end of the redevelopment increment.</p> <p>(e) The applicant has agreed to monitor the need for an HOV bypass lane at the on-ramp. This improvement would be provided by the applicant on a fair share basis, unless Caltrans agrees to increase the ramp meter rate such that this improvement is not needed.</p>	

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